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April 10, 2006

City of Las Vegas
Current Planning
731 S. Fourth Street
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER
MAJOR MODIFICATION (MD-2 to MD-1)
DESERT LANE MEDICAL OFFICES & RESIDENTIAL CONDOMINIUMS

Dear Current Planning,

The owners and applicant of the property located at 728 Desert Lane also identified as APN: 139-33-402-021, have requested that we present and submit this application for a Major Modification to the "Las Vegas Medical District Plan".

The proposed development includes 24 residential condominiums in addition to the medical office space. Residential condominiums are not allowed in MD-2. The proposed MD-1 zoning will conform to the uses proposed for this project. The additional residential component of this project we feel will be beneficial to the medical professionals working in the Medical District.

If you have any questions please do not hesitate to call.

Sincerely,



Chad Vellinga, P.E.

MOD-12919
10/19/06 PC